



7 Norwich Close, Lichfield, Staffordshire, WS13 7SJ

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## 7 Norwich Close, Lichfield, Staffordshire, WS13 7SJ

# £395,000

Enjoying a lovely cul de sac setting on the edge of the cathedral city of Lichfield, this much improved and extended detached family home offers an outstanding accommodation layout. With four double bedrooms the family credentials of the property are unquestionable, as it also stands in a generous garden plot which has been professionally designed. The location on the northern side of Lichfield is well placed to take advantage of city centre amenities, local railway stations and the excellent road and rail network. To fully appreciate the accommodation on offer, an early viewing would be strongly recommended.



### ENCLOSED PORCH

having glazed entrance door and side screen and inner UPVC obscure double glazed entrance door opening to:

### RECEPTION HALL

having radiator with ornamental screen and stairs leading off with cupboard space beneath.

### FAMILY LOUNGE

4.49m x 3.59m (14' 9" x 11' 9") having traditional fire surround with marble hearth and backing housing a living flame coal effect gas fire, UPVC double glazed bow window to front, coving, radiator with ornamental screen and door to:

### DINING ROOM

3.95m x 2.43m (13' 0" x 8' 0") having UPVC double glazed window to front, double radiator, plate rack and wall light points.

### EXTENDED FAMILY BREAKFAST KITCHEN

5.43m x 3.24m (17' 10" x 10' 8") well fitted with ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in Stoves electric double oven and grill with integrated microwave and four ring hob, one and a half bowl sink unit with mono bloc mixer tap, integrated dishwasher and fridge with matching fascias, central island unit with additional cupboard and drawer space, UPVC double glazed window to rear, co-ordinated ceramic tiled splashbacks, feature laminate flooring, double radiator, plate rack, ample space for breakfast table and walk-in bay with double glazed French door opening out to the rear garden. Door to:

### UTILITY ROOM

well fitted with further pre-formed work surface space, single drainer sink unit with mixer tap, space and plumbing for washing machine, pull-out larder units, recently installed (Sept 2022) wall-mounted and concealed Baxi condensing gas central heating boiler, integrated freezer with matching fascia, UPVC double glazed window overlooking the rear garden, obscure double glazed door to outside and door to:



### FITTED GUESTS CLOAKROOM

having close coupled W.C., vanity unit with wash hand basin and cupboard space beneath, tiled splashbacks and radiator.

### FIRST FLOOR LANDING

having built-in airing cupboard housing a pre-lagged hot water cylinder and linen shelving, loft access hatch with pulldown ladder and doors leading off to further accommodation.

### MASTER BEDROOM

3.25m x 4.04m (10' 8" x 13' 3") having contemporary style full height wardrobes with sliding doors, UPVC double glazed window to front, radiator and door to:

### EN SUITE SHOWER ROOM

having suite comprising tiled shower cubicle with Triton electric shower fitment, close coupled W.C. and vanity unit with wash hand basin with mono bloc mixer tap and drawer space beneath, further vanity storage cupboards, co-ordinated wall tiling, obscure UPVC double glazed window, double radiator and electric shaver point.

### BEDROOM TWO

4.56m x 2.36m (15' 0" x 7' 9") having two UPVC double glazed windows to rear, display shelving, storage cupboards and radiator.



### BEDROOM THREE

4.84m x 2.40m (15' 11" x 7' 10") having two UPVC double glazed windows to front, radiator and fitted dressing table with useful shelving and storage cupboards and drawers and further double doored built-in storage cupboard.

### BEDROOM FOUR

3.39m x 2.43m (11' 1" x 8' 0") having a contemporary style wardrobe with sliding doors, obscure UPVC double glazed window and radiator.

### BATHROOM

having corner bath, tiled shower cubicle with Triton shower fitment, close coupled W.C., pedestal wash hand basin, electric shaver point, obscure UPVC double glazed window and radiator.

### TANDEM GARAGE

8.10m x 2.63m (26' 7" x 8' 8") having up and over entrance door, fluorescent light and power points.

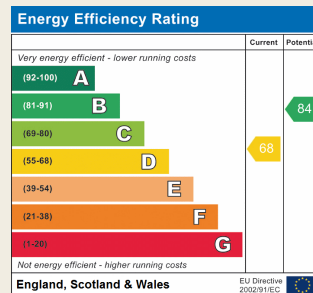


### OUTSIDE

The property is set back from the road with a wide plot and block paved driveway providing parking for several cars, a block paved pathway approach to the front door and a neat foregarden. To the rear of the property is a professionally landscaped garden having Indian sandstone patio area around a shaped lawn with geometric design side borders, fenced and hedged perimeters, established shrubbery, useful garden storage shed with automatic light, side gated access, useful cold water tap, security lighting and bulkhead lighting.

### COUNCIL TAX

Band D.



### TENURE

Our client advises us that the property is Freehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

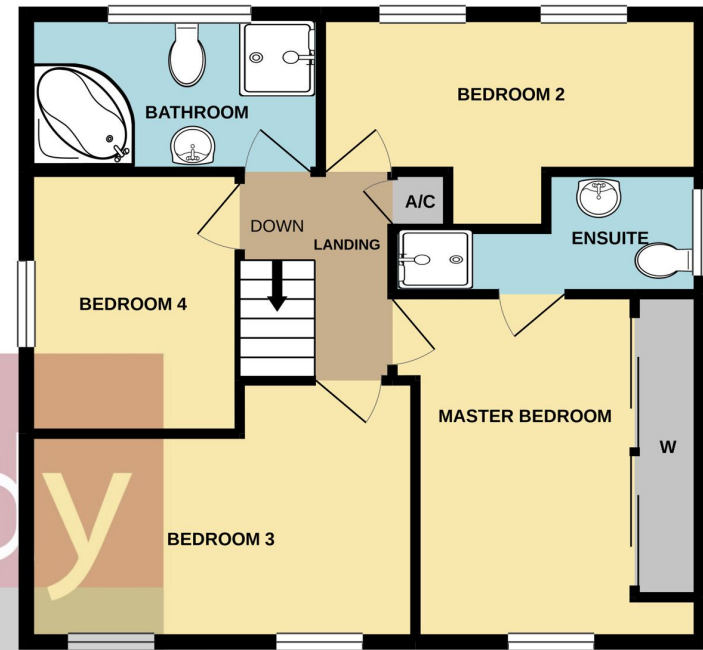
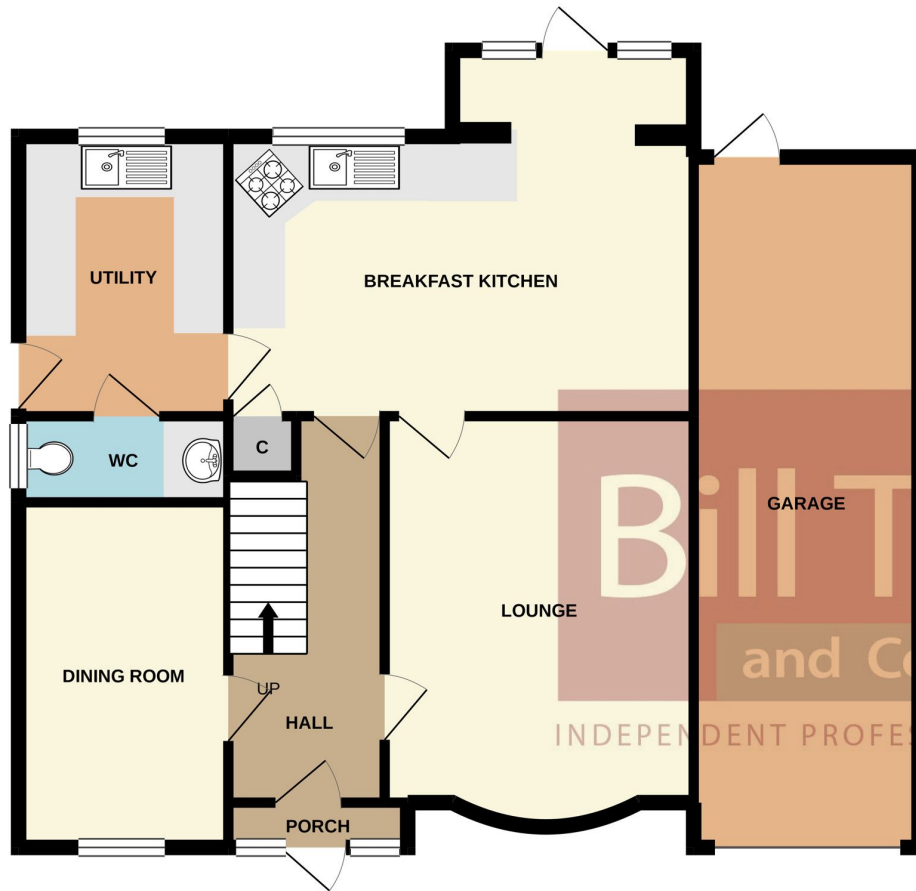
### VIEWING

By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.

GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.

1ST FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1547 sq.ft. (143.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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